

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
761-5220

**Project Name:** Atlantic Real Estate Development Co

**Case #:** 29-R-01

**Date:** March 13, 2001

**Comments:**

1. Must comply with the Fair Housing Act.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Atlantic Real Estate Development Co. **Case #:** 29-R-01

**Date:** March 13, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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Division: Planning

Member: Lois Udvardy  
761-5862

Project Name: Atlantic Real Estate Development

Case #: 29-R-01

Date: March 13, 2001

Site Plan Review/14 Unit Condo/RMM-25

Comments:

1. As per ULDR Sec. 47-23.8, Waterway Use, proposal requires DRC and Planning and Zoning Board review and approval. In addition, project requires setbacks equal to ½ the height of the building. Therefore, applicant must request yard modifications for the rear and side yard setbacks as well. City Commission call-up provision applies.
2. In accordance with ULDR, site plan requires a Modification of Required Yards. A Modification of Required Yards is subject to ULDR Sec. 47-23.11.
3. Applicant shall provide a report outlining compliance with the criteria set forth in ULDR Sec. 47-23.11 prior to item being placed on the agenda for Planning and Zoning Board review.
4. In accordance with ULDR Sec. 47-23.8, Waterway Use, a 20 foot landscaped yard is required adjacent to existing bulkhead. The Planning and Zoning Board may approve a minimum amount of walkways necessary to serve the residential use. Applicant shall provide a narrative outlining requested encroachments and reasons for such encroachments (i.e. pool, deck et al).
5. Recommend presenting project to local neighborhood association and neighbors for community input prior to Planning and Zoning Board.
6. Provide photometric plan to ensure spillover and glare do not affect residential property across the waterway.
7. Provide additional landscaping along waterway.

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8. Provide a narrative of proposed trash management operation.
9. On the waterway side the yard shall be measured from the face of the seawall in contact with the waterway (wetface). Indicate exact dimension from wetface of seawall.
10. Provide an aerial in plan view.
11. Provide a roof plan.
12. Indicate abutting property building outlines on site plan.
13. Indicate width of waterway on site plan.
14. Provide dimensions for docks on site plan. Discuss with Zoning representative at DRC meeting.
15. Elevations are mislabeled – please correct.
16. Discuss curbing of driveway radii with Engineering representative.
17. Indicate building color on elevations.
18. Indicate property lines and setbacks on all elevations and sections.
19. Discuss handicapped space location and stacking requirements with Engineering.
20. Provide a statement on site plan that docks are not for live aboard and are for owners use only.
21. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder  
759-6421 beeper 497-0628

Project Name: Atlantic Real Estate Dev.

Case #: 29-R-01

Date: 03-13-01

**Comments:**

1. Specifically, what type of perimeter control will be used on the North, East and South borders?
2. How will the gates to the parking area be controlled?
3. What type of elevator control will be used?
4. What type of access control will be used for the foyer entry doors?
5. Stair doors should not allow entry to the building from the exterior at grade level.

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**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** Atlantic Real Estate Development Co.    **Case #:** 29-R-01

**Date:** 3/7/01

**Comments:**

1. Recommend additional palm planting (such as Coconut clusters) along the waterway side to satisfy neighborhood compatibility requirements.
2. Indicate groundcover type in all planting areas (sod,etc.).
3. Screening material between the parking spaces and the R.O.W.line must be 24" at time of planting, maintained at 30".
4. Indicate requirements for irrigation, including the requirement for a rain sensor.
5. Show any existing trees or palms on site, and the requirements for their mitigation.

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**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** Atlantic Real Estate Development Co. **Case #:** 29-R-01

**Date:** 3/7/01

**Comments:**

1. In accordance with section 47-23.8, Waterway Use requires the development site to be reviewed and approved by the Planning and Zoning Board. City Commission call-up provision is applicable.
2. Development site plan as submitted requires the rear and side yards to be modified which are subject to the requirement of section 47-23.11. A twenty (20) foot landscape yard is required adjacent to the bulkhead. Request for modification of pool required.
3. Provide a photometric lighting plan in accordance with section 47-20.14.
4. The rear yard setback is measured from the wet face of the seawall, see definition of yard in section 47-2.
5. Provide width dimensions of waterway and docks.
6. Are there proposed live-a-boards?
7. Discuss stacking and site circulation with Engineering representative.
8. Additional comments maybe discussed a DRC meeting.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** Atlantic Real Estate Development Co. **Case #:** 29-R-01

**Date:**  
3-6-01

**Comments:**

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Flow test required.
- 3) Stairs must comply with 3109 of the SFBC. Show required vestibules on floor plans. Also stairs must go to roof. Show roof plan.
- 4) Fire hose system per 3807 SFBC required ( if not already existing).
- 5) Civil site plan required showing fire main, hydrant, DDC and FDC's.

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**Division:** Plumbing

**Member:** Ted DeSmith  
761-5232

**Project Name:** Atlantic Real Estate Development Co. **Case #:** 29-R-01

**Date:** March 7, 2001

**Comments:**

1. Possible sewer and water impact fees, unable to determine at this time with the information provided.
2. Provide site plan showing sewer and water services to the building, including fire line to boat docks.
3. Provide site plan showing storm water retention and related calculations.
4. If garage drains are installed, see SFBC 4612.3 for Sand & Oil Interceptor requirements. Show location on site plan and discharge to storm water retention system. Note: Roof drainage system would bypass S&O Interceptor.
5. Note: City Ordinance for Hendricks Isle requires Marine Sanitation Pump Out System for all habitable vessels (vessel that is equipped with an on board toilet).

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**Division:** Engineering

**Member:** Tim Welch  
761-5123

**Project Name:** Atlantic Real Estate Development

**Case #:** 29-R-01

**Date:** March 13, 2001

**Engineering Comments Will Be Handed Out At The Meeting.**